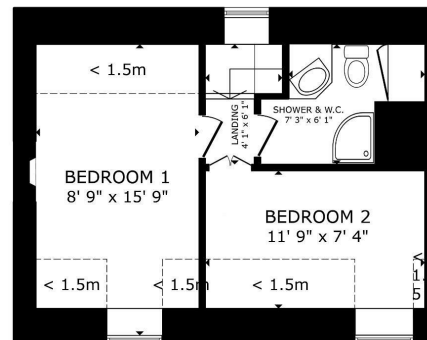


FLOOR 1
GROSS INTERNAL AREA:
FLOOR 1: 206 sq.ft. FLOOR 2: 222 sq.ft.
EXCLUDED AREAS: LANDING 24 sq.ft. REDUCED HEADROOM 60 sq.ft.
TOTAL: 378 sq.ft.



FLOOR 2

GROSS INTERNAL AREA:
FLOOR 1: 206 sq.ft. FLOOR 2: 222 sq.ft.
EXCLUDED AREAS: LANDING 24 sq.ft. REDUCED HEADROOM 60 sq.ft.
TOTAL: 378 sq.ft.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	35
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Greystones

Betws Gwerfil Goch, Corwen, Denbighshire, LL21 9PU

Auction Guide

£135,000

FOR SALE BY AUCTION Bidding Opens on Tuesday 23rd April 2024 10:00. Scheduled End 24th. April 2024 00:00.

The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction. The auction will commence at 12:00.

AN ATTRACTIVE, RECENTLY MODERNISED AND REFURBISHED, DOUBLE FRONTED, TWO BEDROOM DETACHED PERIOD HOUSE TOGETHER WITH TERRACED PATIO GARDEN WITH LARGE PURPOSE BUILT GARDEN ROOM, OUTHOUSE AND FRONTAGE ONTO A MINOR STREAM located in the heart of the secluded rural village some 3 miles from the A5 at Maerdy. Benefitting from delightful and open southerly views across the valley, the accommodation comprises an outbuilt and enclosed porch,

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



LOCATION



Betws Gwerfil Goch stands in a secluded rural valley of outstanding natural beauty in the heart of rolling countryside, some 9 miles from Ruthin, 5 miles Corwen and approximately 2 miles from the A5 Trunk Road in Maerdy.

THE ACCOMMODATION COMPRISES

A woodgrain effect and composite double glazed stable door leading into an alcove with enclosed porch with matching double glazed windows to either side and tiled floor. Panelled and glazed door leading to an open plan lounge, kitchen and diner.

OPEN PLAN LOUNGE, KITCHEN & DINER

4.37m x 3.94m max plus 4.57m x 2.67m (14'4" x 12'11" max plus 15' x 8'9")



The lounge area has an impressive stone inglenook fireplace with a substantial supporting beam together with a raised stone topped hearth and an ornate multi fuel fire grate with back boiler providing heating and hot water, further exposed stonework to recess with staircase rising off and enclosed understairs cupboard.

To the kitchen area is a range of modern base and wall mounted cupboards and drawers with a twin tone light grey finish to drawer fronts and contrasting woodgrain effect working surfaces to include a white glazed Belfast sink within a varnished wood surround with mixer tap, electric cooker with tiled splash and convector hood and light above, broom cupboard with void and plumbing for washing machine, a stone lined fireplace with freestanding stove, central supporting beams and beamed ceiling to the majority with central beam and supporting pillar, heavy stone slab floor to the lounge area and modern slate tiled finish to the kitchen/dining area. Two cottage style windows with deep sills and pleasing views to the front across the valley.



FIRST FLOOR LANDING

Double glazed window to rear.

BEDROOM 1

4.80m x 2.67m (15'9" x 8'9")



A spacious room with a high vaulted ceiling and exposed purlins, ornate cast iron fire grate (not in use), stone hearth, double glazed window with deep sill affording pleasing southerly views across the valley, painted boarded floor and panel radiator.



BEDROOM 2

3.58m x 2.24m (11'9" x 7'4")



Vaulted ceiling with exposed purlins, fitted cupboards and open shelving units, cottage style double glazed window with sill and southerly views to the front, painted boarded floor, panel radiator.



SHOWER ROOM



Modern suite comprising large corner cubicle with glazed screen and Triton electric shower over, fitted vanity with bowl and tiled surround, low level WC, vaulted ceiling with exposed purlins and Velux double glazed rooflight, fitted cupboard housing a pre-lagged water cylinder with immersion heater. Slate effect floor finish.

OUTSIDE

The property stands slightly above the unmade lane with rendered boundary wall and central gate leading to a raised paved patio to either side of the outbuilt front porch.

GARDEN



To the opposite side of the lane is a delightful garden area which has been

extensively landscaped by the owners into a tiered and low maintenance garden with pathway leading down to a raised and very secluded patio with pleasing southerly views across the valley. Thereafter, steps lead down to a further paved patio area which joins a minor tributary of the River Alwen.



GARDEN ROOM

4.27m x 2.13m approx (14' x 7' approx)



The property benefits from a substantial timber framed and panelled garden room which has been lined internally and benefitting from electric light and power installed. Double glazed window overlooking the views and two timber panelled doors leading in.

STONE OUTHOUSE

With electric point installed, ideal for a tumble dryer or freezer.

DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen Road proceeding for some 9 miles. Continue through the village of Gwyddelwern and on reaching the 'T'

junction with the A5104 Chester Road bear right. On reaching the traffic lights with the A5(T) turn right in the direction of Cerrigydrudion and continue for some 3 miles, past the Rhug Estate and through the traffic lights adjoining the turning for Bala. Continue to The Goat Inn Public House in Maerdy and turn right signposted Betws Gwerfil Goch. Continue to the village and at the cross roads in the centre turn right. Continue for some 100 yards and take the second narrow lane on the right just before the bridge and the property is some 50 yards on the right.

TENURE

Understood to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band D

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/SC